

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R112490

Property Information

property address: E 20TH ST

legal description: CITY OF BRYAN, BLOCK 56, LOT 1 & 2

owner name/address: BRYAN IND SCHOOL DISTRICT

101 N TEXAS AVE

BRYAN, TX 77803-5315

full business name: —

land use category: recreation = (3)

type of business: —

current zoning: PD-5

occupancy status: OCC

lot area (square feet): 11500

frontage along Texas Avenue (feet): —

lot depth (feet): 415

sq. footage of building: —

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

45 ft 100 ft

Improvements

# of buildings: 0 building height (feet): — # of stories: —

type of buildings (specify): —

building/site condition: 5

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) N/A

approximate construction date: 6000 accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☐ no N/A

other improvements: ☐ yes ☒ no (specify) —  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

# of signs: — type/material of sign: —

overall condition (specify): —

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) —

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 17

lot type: ☒ asphalt ☐ concrete ☐ other —

space sizes: — sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: very good

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue** *N/A*

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: *looks good*

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

**Other Comments:**

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